

Wedderburn Property

Contact	<ul style="list-style-type: none">• Mike Rolband, Wetland Studies and Solutions, Inc.(WSSI)• James L. Perry, Elm Street Development• Mr. and Mrs. Leppin, Property Owners
Location	<p>An unnamed tributary to Bear Branch is located on the Wedderburn property from the WO&D trail to Aponi Road.</p> <p>Supervisor District: Providence Watershed: Accotink Creek Tax Map: 39-3 Rezoning Case: RZ 2003-PR-026</p>
Concern	<p>Disagreement with point of perennality along stream. An initial RPA study submitted to DPWES suggested the stream was not perennial but the property contains jurisdictional wetlands. The study was denied due to insufficient data. A second RPA study was submitted and denied again due to insufficient data. Homeowner affidavits explaining that the channel doesn't flow were submitted to DPWES. A third RPA study containing photos showing a non-flowing channel on September 2, 2004, 12 days since a significant rainfall, were submitted and accepted. Staff visited the site September 13, 2004, 5 days after the last rainfall event and observed flow in the channel.</p>
County's Initial Designation	Perennial
Explanation	<p>Groundwater seeps were found along the length of the stream, gleyed soils and wetlands exist along lower end of the stream. An old springhouse structure is on the property suggesting historical groundwater input to system.</p> <p>Resident also stated that the stream flows all the time except in periods of extreme drought, summer of 2002. Moderate geomorphological indicators were present in addition to perennial indicators such as <i>Hydropsychidae</i> larvae (Net-spinning Caddisfly).</p>

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Timeline

Date	Action	Initials
5/5/03	RPA study submitted to SWPD	WSSI
5/29/03	Initial Stream Survey	SC, GE
7/8/03	Second RPA study submitted to SWPD	WSSI
7/22/03	Site visit	SC, DD, AP, GE
7/31/03	Rezoning Application Review to DPZ from SWPD	CB
8/1/03	Memo from Mr. and Mrs. Leppin to DPWES	
8/14/03	Memo from Chairman of BOS to DPWES containing homeowner affidavits	BOS
9/5/03	Memo to Mr. and Mrs. Leppin from SWPD	CB
9/7/04	Third RPA study submitted	WSSI

Final Outcome Perennial stream was moved down stream to the property line based on the final RPA plan (002504-RPA-002) submitted by WSSI. The proposed amendments to the Chesapeake Bay Preservation Area maps will show the perennial stream and RPA revisions.

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Images

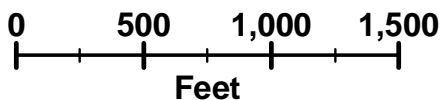
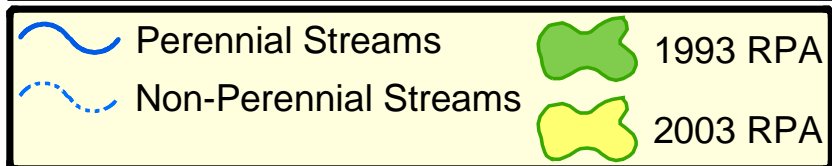
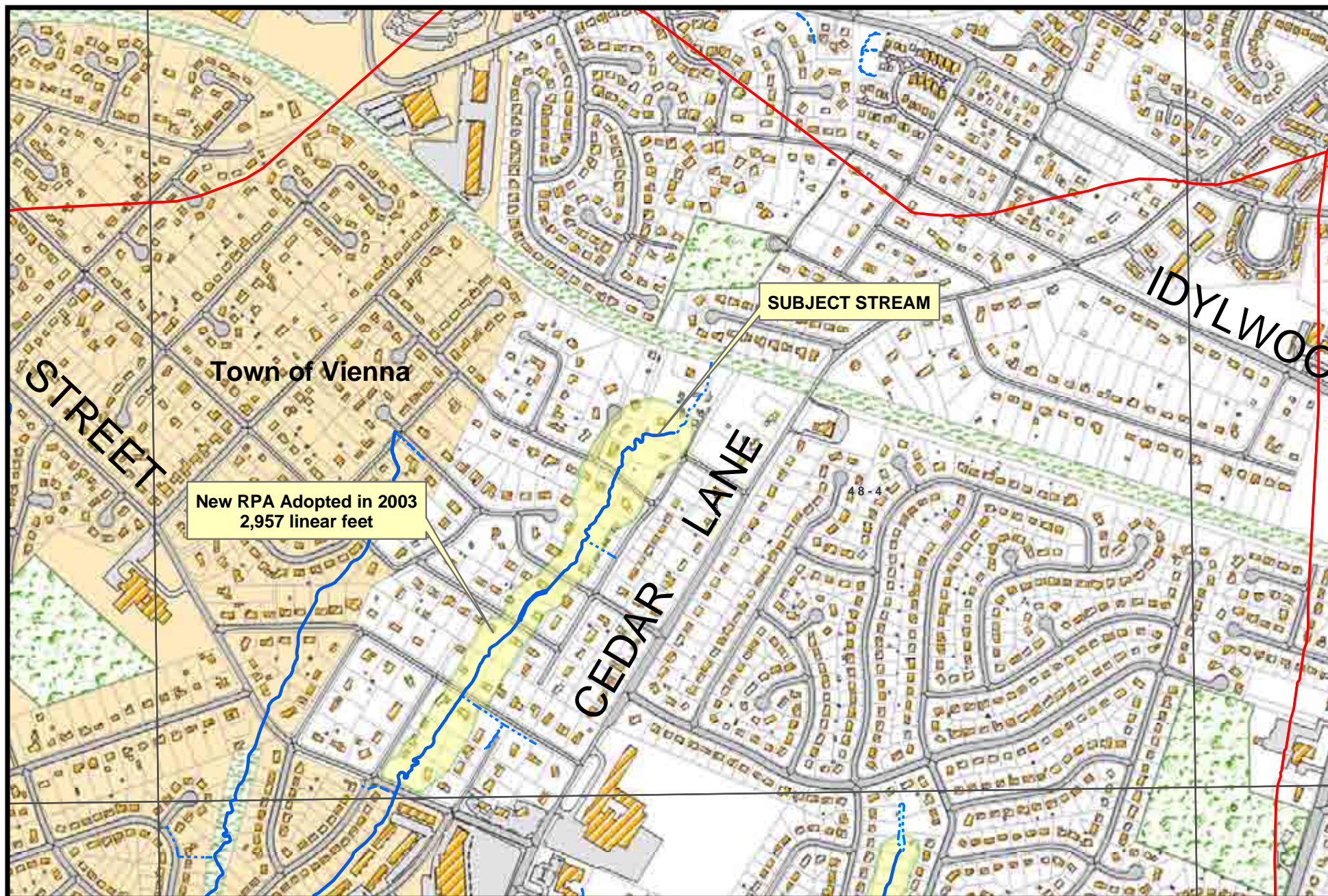
The photographs below were taken on May 29, 2003 and July 22, 2003, respectively.



Looking upstream at stream in question, above Aponi Road.



Looking downstream towards Wedderburn property boundary.



Wedderburn Property
Stream: Headwater Tributary to Bear Branch
Watershed: Accotink Creek
Providence District, Tax Map - 39-3